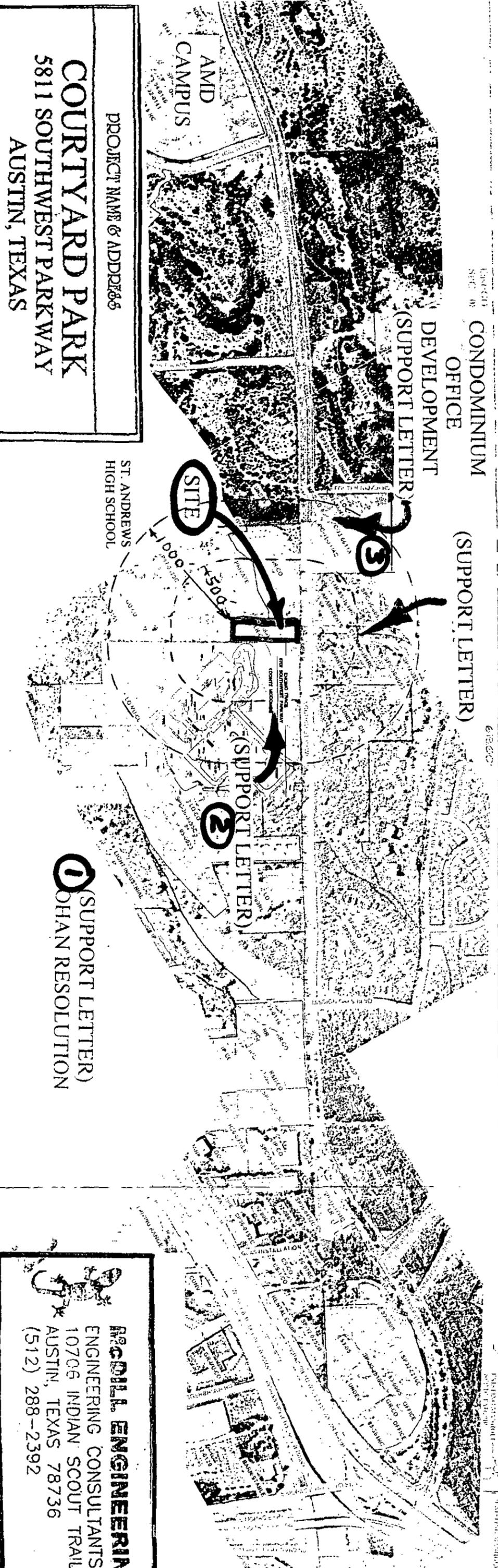
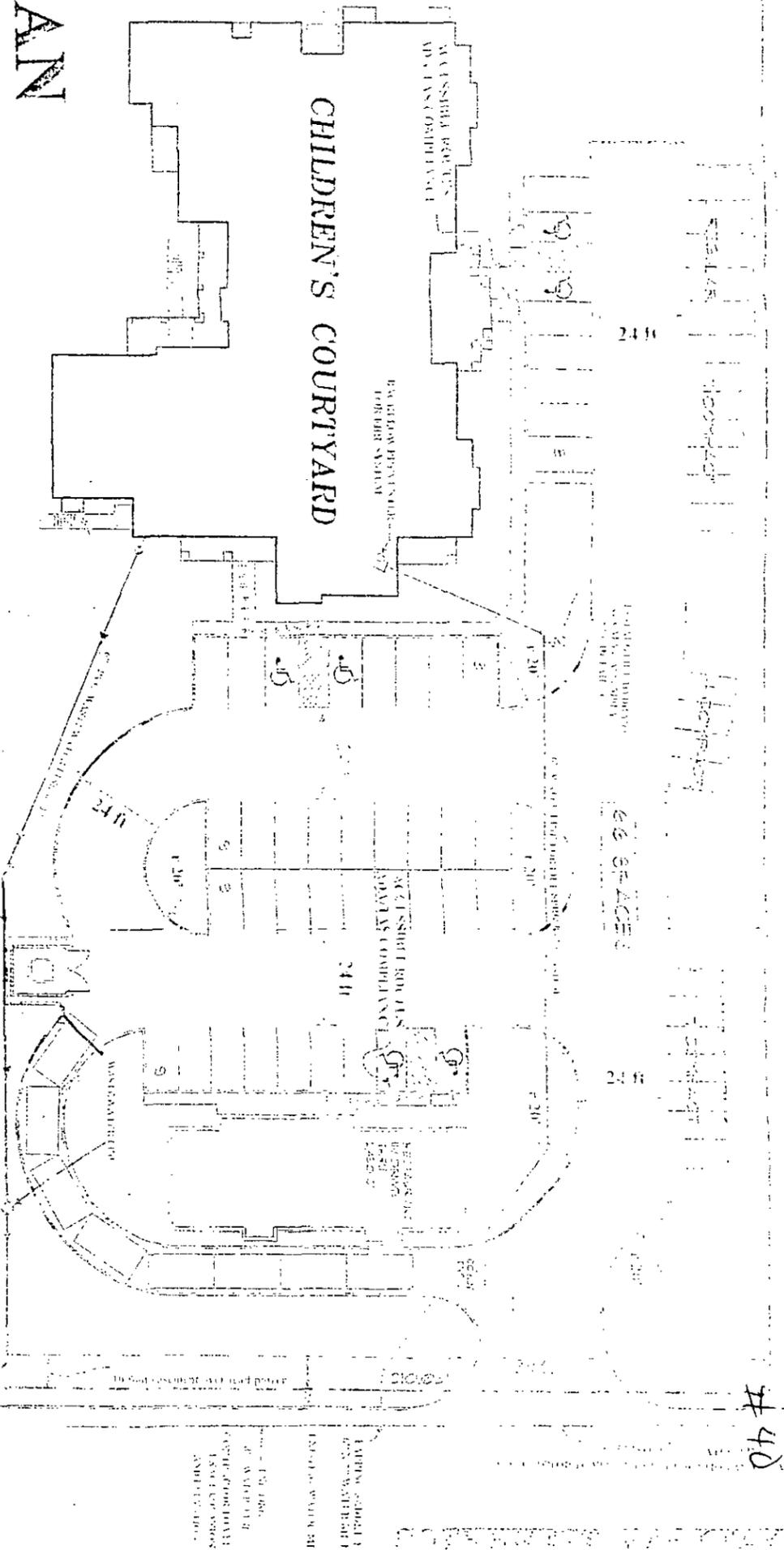


# LOCAL ZONING & SUPPORT LETTERS

## SITE PLAN



PROJECT NAME & ADDRESS  
**COURTYARD PARK**  
 5811 SOUTHWEST PARKWAY  
 AUSTIN, TEXAS

**ACODILL ENGINEERING**  
 ENGINEERING CONSULTANTS  
 10706 INDIAN SCOUT TRAIL  
 AUSTIN, TEXAS 78736  
 (512) 288-2392



**Resolution in support of 5811 Southwest Parkway**

WHEREAS, this project is the first to be attempted under the new "Redevelopment Ordinance of 2007"

WHEREAS, this project will improve the water quality coming off the site

WHEREAS, this project attempted to meet the SOS requirements, the Hill Country Roadway Ordinance, and the Design Standards Ordinance, where necessary SOS requirements were implemented

WHEREAS, this neighborhood can use a child care facility

WHEREAS, this project will serve the immediate community, and not pose any threat to an immediately neighboring residential area

**NOW, THEREFORE, BE IT RESOLVED**, that the Oak Hill Association of Neighborhoods supports the Children's Courtyard, at 5811 Southwest Parkway, project and urges its approval by the Austin Zoning and Platting Commission and the Austin City Council.

Approved by unanimous vote September 10, 2008

Dwain Rogers  
President



# KOONTZ • MCCOMBS

January 7, 2009

Mr. Tom McDill  
Tom McDill Company  
10706 Indian Scout  
Austin, TX 78736

RE: 5811 Southwest Parkway

Dear Tom:

This letter provides our support of your zoning case for 5811 Southwest Parkway which will allow construction on your property of a drive-thru restaurant. This restaurant will be located adjacent to our property at 5707 Southwest Parkway.

~~We believe that adding a drive-thru restaurant along Southwest Parkway will benefit the community by providing a nearby dining option without having to drive two miles or more to other similar establishments in the South MoPac area.~~

We fully support your request from the City of Austin for a change in zoning status for your property.

Sincerely,



Rick Potter  
Vice President

John Noell  
Building 6  
5900 Southwest Parkway  
Austin, TX 78735

January 7, 2009

Tom McDill  
Tom McDill Company  
Austin, Texas

Re: Southwest Parkway Development

Dear Tom:

This letter is provided in support of your zoning case which will allow construction of a drive through restaurant across Southwest Parkway from my property. I believe that in conjunction with the day care facility a restaurant would be a benefit to the community allowing people officing along Southwest Parkway to have an option to eat out locally rather than drive additional miles to the restaurants along South MoPac.

I have asked the other members of the Board at 5900 Southwest Parkway for comment and I have received only one comment and it was positive for your proposal. Thank you for the opportunity to review your plan and provide input.

Sincerely,



John Noell

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David Richardson  
7850 El Dorado Dr  
Austin, TX 78737

January 7, 2009

Dear CM McCracken

Oak Hill now has its Neighborhood Plan. Still, there are many needs and issues that remain unresolved. The Comprehensive Plan offers an opportunity to address some of those, specifically, roads, mobility and connectivity, parks and trails as well as managing the growth anticipated for the Oak Hill area and the greater Barton Springs Zone in Hays County.

The Leffingwell redevelopment ordinance has had virtually no impact on redevelopment in Oak Hill. Commercial real estate developers do not see any opportunity offered by the ordinance so we're stuck with legacy development and blight. There is so much more the City could do to help transform that legacy development to better serve our community and the environment.

Unfortunately, staff in some departments still hold on to the erroneous belief policy status quo serves the environment. It doesn't. We're losing ground (literally) in Hays County and Oak Hill. It is clear that development will continue in Hays County. The Belterra effluent discharge controversy demonstrates the City is incapable of regulating their way to preserving the Aquifer and Barton Springs.

Burdening (re)development in Oak Hill with disconnected single use pad sites with separate drive cuts complicates traffic safety issues but this is the norm. Well intentioned but uninformed folks fail to see that bad policy just shifts development pressure into Hays County. As a result, Oak Hill fails to get the quality commercial services we need. Our higher DVMT adds to air pollution. Growth in Hays County adds more DVMT and congestion in Oak Hill.

Conflicted policies guiding redevelopment is exemplified at 5811 Southwest Parkway where a trailer park redevelopment proposal is under consideration. Current land use now fails to serve the environment or the community with blight and outdated septic systems. ~~A daycare center and a small restaurant would serve the community better with combined land uses. The community~~ neighbors, OHAN, and the Oak Hill NPCT recognize the clear benefits to redevelopment. Somehow staff even opposes putting this on the consent agenda. Something is amiss.

Contorted interpretations of City policies prevent reasonable redevelopment in the BSZ and just amps up sprawl in Hays County. If new urbanism is desired for the rest of Austin, it is urgently needed in the BSZ. Current development policies and codes as staff applies them within the BSZ just perpetuate blight, sprawl and auto dependent land use to say nothing of loss of ground water resources and water quality.

Council could greatly benefit the environment and Oak Hill by aligning development policies and codes with regional goals to give clear direction to staff and end the confusion at One Texas Center. No simple task, but sorely needed. Thanks.

David Richardson